056.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,000 / 865,000
					USE VALUE:	865,000 / 865,000
					ASSESSED:	865,000 / 865,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON LINNEA
Owner 2:	
Owner 3:	
Street 1:	4 LINCOLNSHIRE WAY
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON ELIZABETH P/ ESTATE -
Owner 2:	-
Street 1:	4 LINCOLNSHIRE WAY
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 3,696 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1907, having primarily Aluminum Exterior and 3132 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3696.000	493,400		371,600	865,000
Total Card	0.085	493,400		371,600	865,000
Total Parcel	0.085	493,400		371,600	865,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.18 | /Parcel: 276.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 37310

GIS Ref

GIS Ref

Insp Date 09/08/18

!4628!

PREVIOUS ASSESSMENT

Parcel ID 056.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	493,600	0	3,696.	371,600	865,200	865,200	Year End Roll	12/18/2019
2019	105	FV	379,500	0	3,696.	371,600	751,100	751,100	Year End Roll	1/3/2019
2018	105	FV	379,500	0	3,696.	249,500	629,000	629,000	Year End Roll	12/20/2017
2017	105	FV	356,900	0	3,696.	238,900	595,800	595,800	Year End Roll	1/3/2017
2016	105	FV	356,900	0	3,696.	217,700	574,600	574,600	Year End	1/4/2016
2015	105	FV	319,500	0	3,696.	175,200	494,700	494,700	Year End Roll	12/11/2014
2014	105	FV	319,500	0	3,696.	156,600	476,100	476,100	Year End Roll	12/16/2013
2013	105	FV	331,900	0	3,696.	148,600	480,500	480,500		12/13/2012

PRINT

Date	Time
12/10/20	19:37:38

LAST REV

Date	Time
09/12/18	11:46:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4628

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ELIZABE	70876-597		4/17/2018	Estate/Div		No	No		
	PR444-425		1/1/1901	Family		No	No		Walter O Johnson dod 10/17/1998 see aff bk:47

USER DEFINED

Prior Id # 1:	37310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/1998	235	Manual	4,000					REPLACE REAR PORCH
5/22/1996	199	Manual	3,100					REB 1 POR. REMOVE

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	PH	Patrick H
5/15/2009	Measured	372	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3696		Sq. Ft.	Site		0	70.	1.44	11									371,615						371,600	

Total AC/HA: 0.08485 | Total SF/SM: 3696 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 371,615 | Spl Credit | Total: 371,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	11 - Asphalt	15	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98524904
Const Adj.:	0.97108293
Adj $ / SQ:	162.649
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715132
Depreciation:	221691
Depreciated Total:	493441

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 15 | BRs: 6 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
1	3	2	
Totals			
3	15	6	

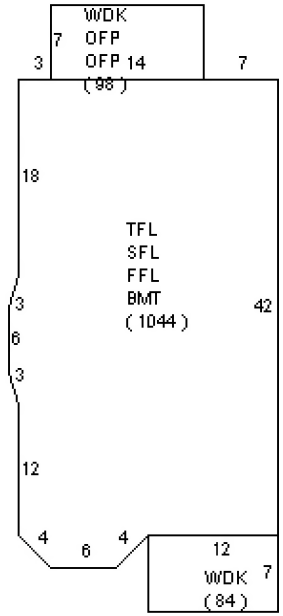
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	162.65
Special Features:	0	Val/Su Net:	108.34
Final Total:	493400	Val/Su SzAd	157.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	48.790	50,942
FFL	First Floor	1,044	162.650	169,806
SFL	Second Floor	1,044	162.650	169,806
TFL	Third Floor	1,044	162.650	169,806
OFP	Open Porch	196	24.200	4,743
WDK	Deck	182	11.160	2,032

Net Sketched Area: 4,554 | Total: 567,134

Size Ad 3132 | Gross Are 4554 | FinArea 3132

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

056.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: